





£330,000

Lime Tree Gardens
Lowdham
Nottingham
Nottinghamshire
NG14 7DJ

EPC Rating 'E'

Extended detached property with versatile accommodation in the popular village of Lowdham. This deceptively spacious property spans two floors and briefly comprises an entrance hallway, downstairs WC, L shaped lounge with dining area, sitting room, conservatory and bedroom to the ground floor. There are two double bedrooms, both with fitted wardrobes, a four piece family bathroom and a separate WC to the first floor. To the front is off road parking for two cars and to the rear is a landscaped south facing garden. We recommend an early viewing to appreciate all that this property has to offer. Lowdham is a sought after village location with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist and a Primary School.



UPVC DOUBLE GLAZED DOOR TO:-

PORCH

Brick built with uPVC double glazed windows to front and side, tiled floor and cloaks area. uPVC double glazed door to:-

ENTRANCE HALL

uPVC double glazed window, open staircase to first floor, laminate flooring, doors to lounge, kitchen, sitting room, WC and to bedroom three.

KITCHEN

13' 3" x 8' 2" (4.04m x 2.51m)

Fitted with a range of ivory shaker style base, wall and glazed display units with marble effect worktops over, one & half bowl resin sink unit with brass swan neck mixer tap, part tiled walls and splash-backs, integrated under counter fridge and freezer, integrated dishwasher, eye level double oven with integrated microwave above, ceramic five burner gas hob with extractor over and cupboard housing the warm air central heating system. Vinyl flooring, under cupboard lighting & uPVC double glazed window to the rear. Open to:-

UTILITY AREA

8' 3" x 4' 8" (2.53m x 1.43m)

Fitted with units matching the kitchen, space for washing machine and tumble dryer, display shelving, part tiled walls, vinyl flooring and uPVC double glazed sliding doors to the garden.

SITTING ROOM

uPVC double glazed patio doors to the rear and laminate flooring.

LOUNGE/DINER

L shaped, open plan room.

LOUNGE AREA

16' 11" x 11' 0" (5.16m x 3.36m)

uPVC double glazed bow window to the front, laminate flooring, living flame gas fire with contemporary stone surround and hearth and TV point. Open plan to:-

DINING AREA

10' 5" x 7' 10" (3.18m x 2.40m)

uPVC double glazed sliding patio doors to the conservatory, uPVC double glazed window to the side and laminate flooring.

CONSERVATORY

12' 9" x 10' 9" (3.91m x 3.30m)

Brick and uPVC double glazed construction with a tiled floor, TV aerial point and polycarbonate roof.

WC

uPVC double glazed opaque window to the side, low level WC, wash hand basin, chrome heated towel rail, tiled splash-backs, tiled floor and extractor.

BEDROOM THREE

12' 5" x 9' 1" (3.80m x 2.78m)

uPVC double glazed window to the front and a radiator.

FIRST FLOOR

LANDING

Galleried landing with wrought iron spindles & handrail, uPVC double glazed window to the front, doors to both bedrooms, bathroom and WC.

BEDROOM ONE

12' 0" x 10' 11" (3.68m x 3.34m)

uPVC double glazed window to the front, fitted wardrobes with mirrored sliding doors.

BEDROOM TWO

12' 1" x 8' 9" (3.69m x 2.69m)

uPVC double glazed window to the rear, fitted wardrobes with mirrored sliding doors.

BATHROOM

11' 9" x 7' 4" (3.60m x 2.25) Fitted with a white suite comprising panelled bath, corner shower cubicle with Mira electric shower, pedestal wash hand basin & close coupled WC. uPVC double glazed window to the side, tiled floors and walls, built in storage cupboards one housing the hot water cylinder.

WC

uPVC double glazed window to the rear, tiled walls, feature flooring and a white closed coupled WC.

OUTSIDE

To the front of the property there is a driveway providing parking for two cars and an open plan lawned garden with borders with shrubs & trees. There is gated access at the side leading to the rear south facing garden with is lawned with a decked patio area and shed.

Tenure: Freehold

Council Tax Band: D

Local Authority: Newark and Sherwood District Council

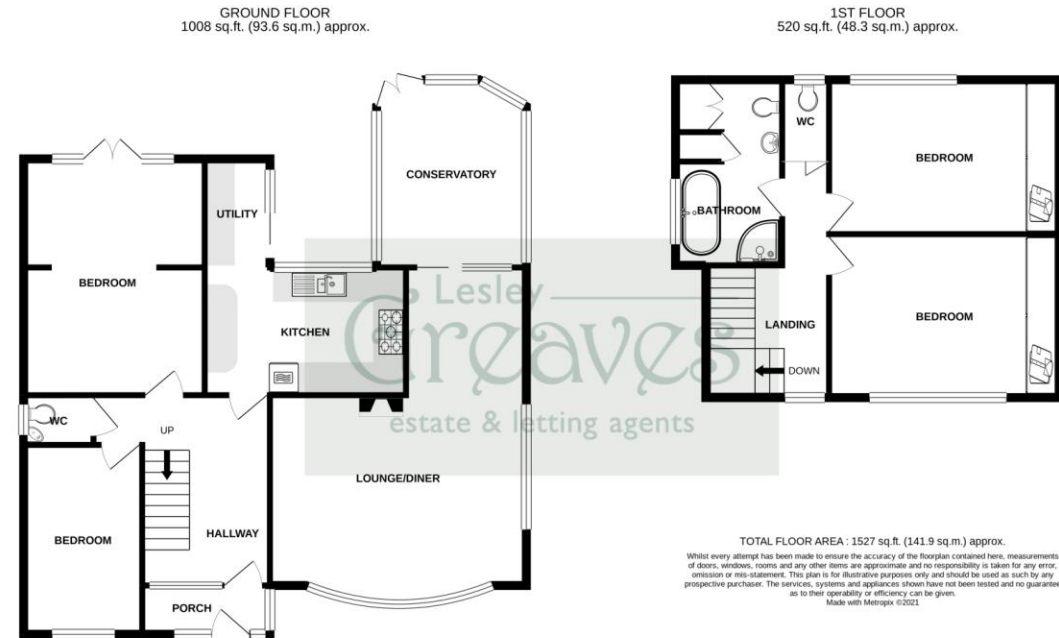
Property Directions:

From our office proceed in the direction of Lowdham and continue across the roundabout. Take the second turning on the right onto Station Road and Lime Tree Gardens is the second turning on the left. The property can be found after a short distance on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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